PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

10-11-2021

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
b.redig@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:

THE MARQ

N. 75th AVE. & CAMELBACK RD.
PHOENIX, AZ 85033

JOB NUMBER: 2020.50

SHEET: C1.1

2020 © M+A DESIGN, INC

CONCEPTUAL SITE PLAN

NORTH

SCALE: 1" = 30'-0"

SITE INFORMATION:

PROPERTY AREA:	6.2 ACRES (270,550 S.F.)
EXISTING ZONING:	R1-6
PROPOSED ZONING:	R3-A
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 25' SIDE = 10' (45' MIN. TO S.F. FOR 40'-0" HT.) REAR = 15' WEST = 25' LANDSCAPE: FRONT =20' SIDE = 20' REAR = 20'
NUMBER OF UNITS:	120 UNITS (60 - 2 BEDROOM, 60 - 3 BEDROOM)
DENISTY:	19.35 UNITS PER ACRE (MAX 22 UNITS PER ACRE)
NUMBER OF BUILDINGS:	6
BUILDING AREA:	BLDGS 1-5: 9,209 S.F. EACH X 5 = 46,045 S.F. BLDG 5 : 2,493 S.F. TOTAL BUILDING FOOTPRINT = 48,538 S.F.
LOT COVERAGE:	270,550 S.F. X 45% = 121,748 S.F. MAX
OPEN SPACE:	270,550 S.F. X 5% = 13,528 S.F. REQUIRED 25,491 S.F. PROVIDED
BUILDING HEIGHT:	3 STORIES, 40'-0"
PARKING REQUIRED:	1.5 SPACES PER 2 BEDROOM = 90 SPACES 2.0 SPACES PER 3 BEDROOM = 120 SPACES 210 TOTAL SPACES REQUIRED (7 HANDICAP SPACES) (PLUS 1 OFF STREET LOADING SPACE) 214 TOTAL SPACES PROVIDED

LEGAL DESCRIPTION:

XX

PROJECT DESCRIPTION:

THIS PROJECT WILL CONSIST OF (5) 3-STORY APARTMENT BUILDINGS. TOTAL PROJECT GROSS AREA WILL BE APPROX. 48,538 S.F. ACCESS TO THE UNITS WILL BE VIA OPEN BREEZEWAYS WITH STAIRWELLS. ACCESS TO THE CLUBHOUSE WILL BE VIA COVERED PORCHES.

SITE PLAN NOTES:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAX. HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIGNAGE REQUIRES SEPERATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

NORTH

VICINITY MAP

N.T.S.